



Z-08-08-006

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: August 11, 2008

GENERAL INFORMATION

APPLICANT	Randall Dixon for Charles D. Walters et al.
HEARING TYPE	Zoning Commission
ZONING REQUEST	RS-12 (Residential- Single Family) to CD-RM-12 (Conditional District-Multi Family)
CONDITIONS	1) Uses: A maximum of 32 condominium or townhome units designed for sale 2) Condominium/townhome building exteriors will be constructed at least 75% of brick, textured masonry, wood or stone. 3) Condominiums/townhomes shall be limited to three stories in height.
LOCATION	815 and 817 Dolly Madison Road; generally described as north of West Friendly Avenue and west of Dolly Madison Road
TAX MAP ID NUMBER (S)	00-00-0383-0-0003-00-008 and 00-00-0383-0-0003-00-007
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 29 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~2.88 acres
TOPOGRAPHY	Undulating
VEGETATION	Several mature trees

SITE DATA

Existing Use	Abandoned single-family dwelling
Adjacent Zoning	Adjacent Land Uses
N PI (Public and Institutional)	Guilford College
E RS-12 (Residential-Single Family)	Undeveloped
W PI (Public and Institutional)	Guilford College
S CD-GO-H (Conditional District-General Office Moderate Intensity)	Abandoned single-family dwelling

Zoning History

Case #	Date	Request Summary
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This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned RES 120 S

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (RS-12)	Requested (CD-RM-12)
Max. Density:	3 dwelling units per acre	12 dwelling units per acre
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate multifamily uses.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation - NA****Environmental/Soils**

Water Supply Watershed	Yes, site located in Greensboro Watersupply Watershed (Horsepen Creek subbasin).
Floodplains	N/A
Streams	N/A
Other:	Maximum Built Upon Area (BUA) is 70% for high density development. If high density development is proposed (>24% - 70%), all BUA must drain to and be treated by a State approved water quality device (wet pond or similar). If low density development is proposed (24% or less BUA), site must meet watershed scoresheet requirements.

Utilities

Potable Water	N/A
Waste Water	N/A

Airport Noise Cone

The subject property is not located in an Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
South	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
East	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100' And Or a Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

Tree Preservation Requirements

Acreage	Requirements
2.88 Ac.	All trees 4" or greater DBH which are located within the required planting yards

Transportation

Street Classification	Dolley Madison Road – Local Street, Foxwood Drive – Local Street.
Site Access	All access must be designed and constructed to the City of Greensboro Standards.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There are no sidewalk projects in this area.
Transit in Vicinity	Yes, route 7, W. Friendly Avenue.
Traffic Impact study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-RM-12** zoning would allow land uses that are compatible with the existing development in the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Institutional**. The requested **CD-RM-12** zoning district is consistent with this GFLUM designation since the proposed uses will include direct pedestrian and vehicular connections to the large Institutional use of Guilford College.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Visual Enhancement Corridor: Visual Enhancement Corridors are thoroughfares that carry large amounts of traffic and would benefit from public physical improvements to address visual character. These improvements could include public/private partnerships. *(Site is located in both New Garden Road and West Friendly Avenue visual enhancement corridors)*

CONFORMITY WITH OTHER PLANS

City Plans - N/A

Other Plans - N/A

Staff/Agency Comments

Planning

The subject property, which is currently landlocked, abuts the Guilford College to the east. The applicant has indicated that multi-family units will be the end product of this property with staff and students of the College being the target tenants/owners of the units. The applicant is also the owner of the property to the south of the subject site which has recently been approved multi-family units. Staff is of the opinion that this is a good location for the development of the much needed residential units for staff and students of the College. The proximity of this site to the Guilford College makes it a prime site for college related uses. The applicant has reiterated his intention of constructing a walking trail to provide convenient pedestrian access to the college and its facilities, as well as to nearby commercial services.

Staff is of the opinion that the proposed use is compatible with the Institutional land use classification on the Generalized Future Land Use Map of the Comprehensive Plan since multi-family units for students and staff would be supportive to the College. This rezoning request if approved will help promote a diverse mix of uses and densities in the general College area without impacting the overall mix of uses found in this vicinity. This request will also provide a transitional land use buffer between the college and the single family lots to the east along Foxwood Drive.

Staff has made a determination that this request is consistent with the intent and purpose of the zoning code and will be compatible with the requested Mixed Use Residential Generalized Future Land Use designation. Staff is also of the opinion that the request is compatible with the existing development in the surrounding neighborhood.

Water Resources

Open channels that carry public runoff require appropriately sized DMUE. Size is dependent on the flow conveyed in the channel.

Housing and Community Development

Long term quality of life for residents of this site would benefit greatly from construction of the stated walking trail to connect to the Guilford College campus.

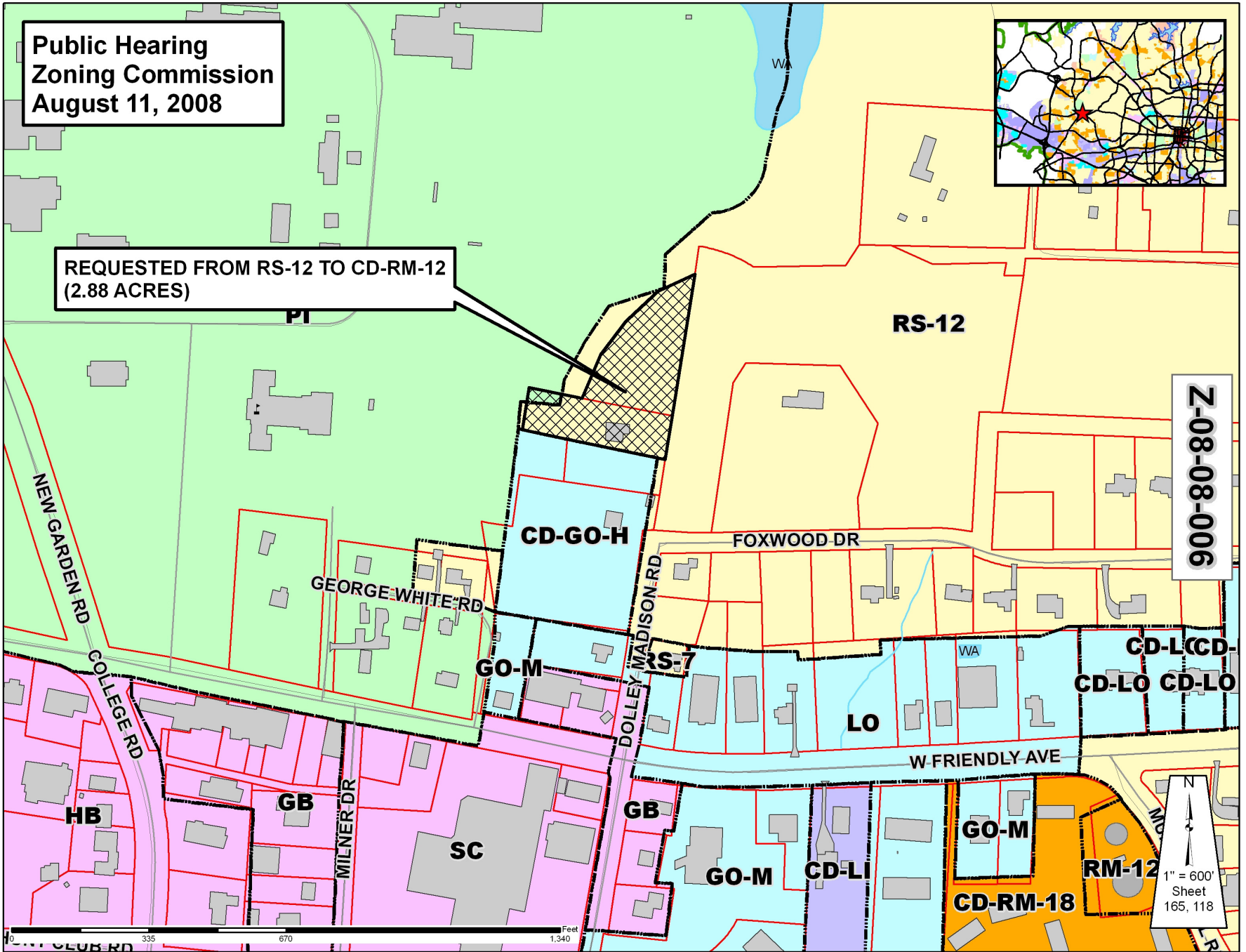
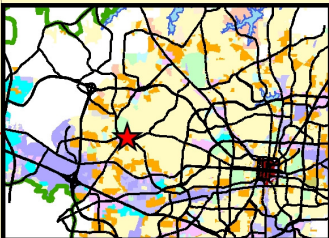
STAFF RECOMMENDATION

PLANNING

Staff recommends **Approval** of the requested **CD-RM-12** (Conditional District-Residential-Multi Family) zoning district.

Public Hearing
Zoning Commission
August 11, 2008

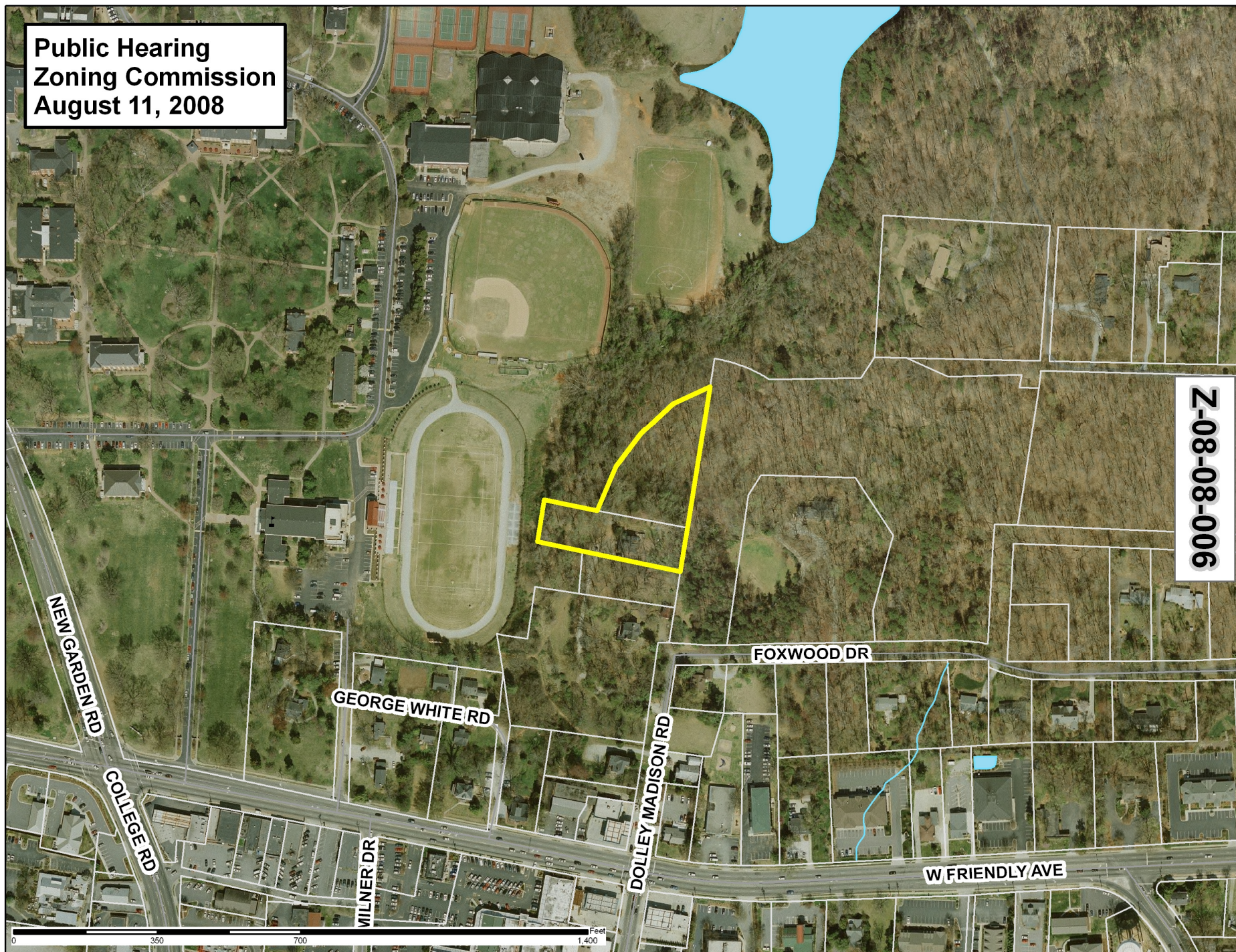
REQUESTED FROM RS-12 TO CD-RM-12
(2.88 ACRES)



900-80-80-Z

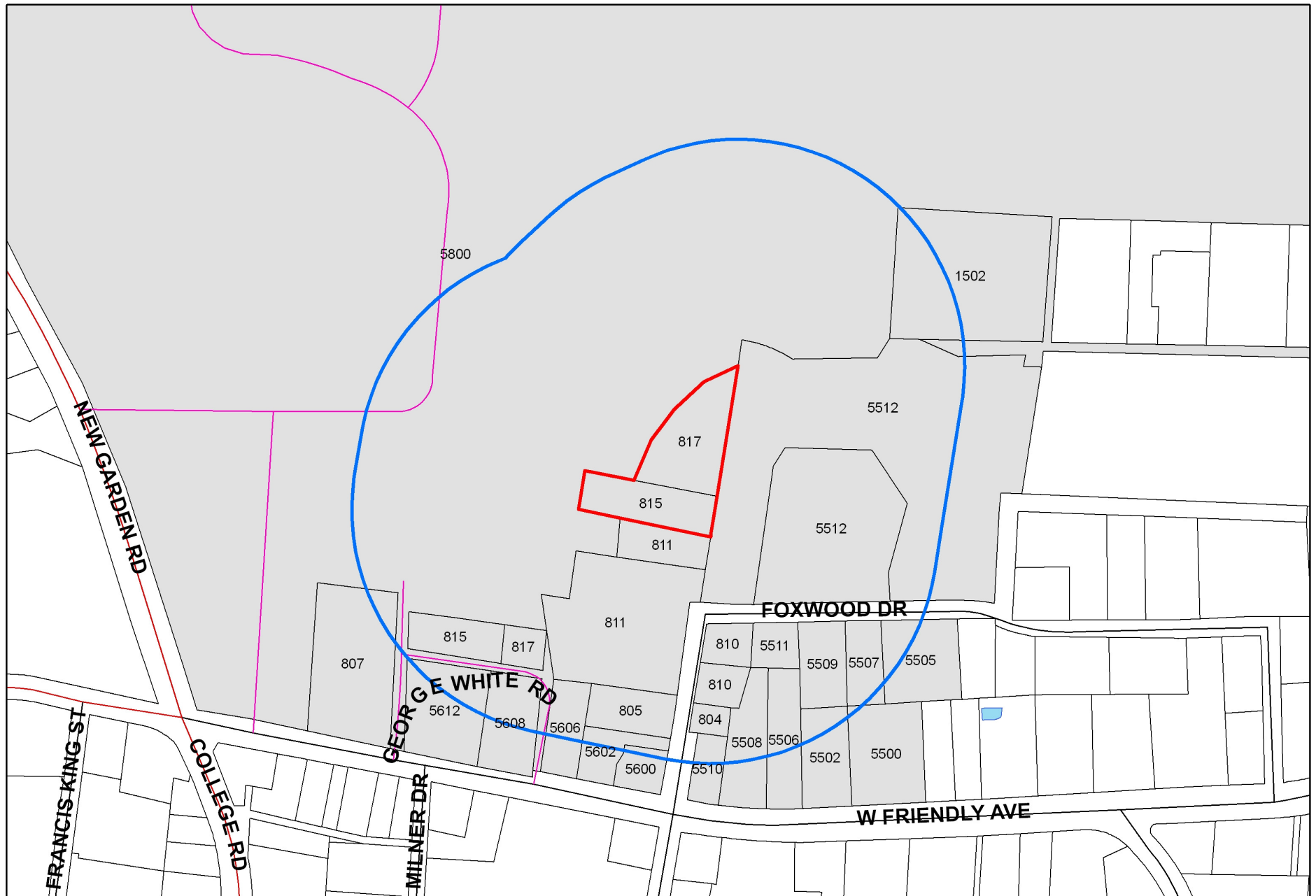
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1" = 600'
Sheet
165, 118

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600 FEET NOTIFICATION AREA FOR
Z-08-08-006 (August 11, 2008)



1 inch equals 333.333333 feet